

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Sedge Street Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 Tallrush Street Clyde North VIC 3978	\$910,000	20-Oct-20
35 Rossiter Retreat Cranbourne North VIC 3977	\$895,000	08-Oct-20
5 Jack William Way Berwick VIC 3806	\$960,000	11-Aug-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 December 2020



OBrien Real Estate

Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



6 Tallrush Street Clyde North VIC 3978

5 3 2

Sold Price ^{RS} **\$910,000** Sold Date **20-Oct-20**

Distance **0.08km**



35 Rossiter Retreat Cranbourne North VIC 3977

5 3 2

Sold Price **\$895,000** Sold Date **08-Oct-20**

Distance **0.57km**



5 Jack William Way Berwick VIC 3806

4 2 2

Sold Price **\$960,000** Sold Date **11-Aug-20**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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